

**NLR Planning Commission**  
**August 10, 2021**  
**Agenda Meeting / Public Hearing 4:00 PM**

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**Agenda Meeting:**     ▪ Roll Call  
                                  ▪ Reminder to speak into the microphone

**Approval of Minutes:**     ▪ July 13, 2021

**Planning Commission Items:**

1. SD2021-34     North Argenta, Block 8, Lot 6 - SPR for a parking lot at 2100 Main St.
2. SD2021-36     Triple Trapeze Addition – Preliminary Plat & SPR at 9320 White Oak Crossing
3. Rezone #2021-14     To amend the Land Use Plan from Duplex to Heavy Industrial and to rezone from R4 to I3 to allow for a warehouse at 2501 Gribble St.
4. SD2021-37     JS Addition, Lot 2 – Preliminary Plat & SPR for a warehouse at 2501 Gribble St.
5. SD2021-38     Indian Hills, Lot B-R1 – SPR for a church building addition at 6801 JFK Blvd.
6. Conditional Use #2021-9     To allow a modular home in R3 at 914 F St.
7. Rezone #2021-13     To amend the Land Use Plan from Single Family to Multi-Family and to rezone from R3 to R4 to allow for a quadplex at 2300 Redding Ln.
8. Rezone #2021-15     To amend the Land Use Plan from Single Family to Duplex and to rezone from R1 to R3 to allow for a duplex at 417 W. 34<sup>th</sup> St.
9. Special Use #2021-15     To allow 6 recreational vehicles in an R4 zone at 2001 Hwy 161.
10. Special Use #2021-16     To allow a small cell wireless antenna in a PI zone located at 2400 Lakeview Rd.

**Public Comment / Adjournment:**

## NLR PLANNING COMMISSION MEETING PROCEDURES

**Public Hearings:** The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

**Voting:** There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission**  
**Regular Meeting**  
**July 13, 2021**

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Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

**Members Present:**

Belasco  
Chambers  
Clifton, Chairman  
Dietz  
Wallace  
White, Vice- Chairman

**Members Absent:**

Banks  
Foster  
Phillips

**Staff Present:**

Shawn Spencer, Director  
Timothy Reavis, Assistant Director  
Elaine Lee, City Attorney  
Alyson Jones, Secretary

**Approval of Minutes:**

A motion was made and seconded to approve the June meeting minutes as presented.

**Administrative:**

A motion was made and seconded to excuse members Banks, Foster, and Phillips.

**Public Hearing:**

**1. SD2021-29            Carriage House Development, Lots 1A & 1B (Replat at 10701 Burkhalter Haas Dr.)**

- 1. Planning requirements before the plat will be signed:**
  - a. Minimum lot width for R4 is 70 ft. The stem of lot 1-B connecting at Burkhalter Haas Dr. to be 70 ft. wide.
  - b. Provide a 15' wide sanitary sewer easement centered over the existing sewer main crossing lot 1A.
- 2. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations. As lot 1-A is zoned I2, all industrial – residential screening and buffer requirements will apply when the lot is developed.
- 3. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks not required due to lots located on Burkhalter Haas Dr. being an industrial subdivision.
- 4. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 5. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 6. Meet the requirements of NLR Wastewater, including:**
  - a. Provide a 15' wide sanitary sewer easement centered over the existing sewer main crossing lot 1A.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

**3. SD2021-31            Lusk Commercial Addition, Lot 3 (Preliminary plat & SPR for a mini-storage development at 9240 Maumelle Blvd)**

**Subdivision meeting on 06/16/21 at 2pm. Provide 8 sets of updated drawings at this meeting. Failure to provide updated drawings may cause item to be postponed. Underlined items are to be reflected on updated drawings.**

- 1. Engineering requirements before the plat will be signed:**
  - a. Option to pay the drainage in-lieu of fee of \$5000 / acre instead of providing onsite detention.
- 2. Planning requirements before the plat will be signed:**
  - a. Provide half of 200' ROW dedication along Maumelle Blvd.

b. Provide 20' utility easement along front property line for the existing 16 inch water main.

**3. Permit requirements/approvals submitted before a building permit will be issued:**

a. A signed and recorded plat must be on file with the Planning Department.

b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:

i. Proposed pipe material specifications.

ii. Proposed trench and bedding details, materials and specifications.

c. Provide CNLR Grading Permit application to City Engineer with grading plans.

d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.

e. Provide copy of ARDOT driveway permit.

f. Provide CNLR Floodplain Development Permit application to City Engineer.

g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.

h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.

i. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

**4. Meet the requirements of the City Engineer, including:**

a. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.

b. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.

**5. Meet the requirements of Community Planning, including:**

a. Provide the standard requirements of Zoning and Development Regulations.

b. No fence is to be within a front building line.

c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

- 6. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalks not required due to location along state highway.
  - b. Provide half of 200' ROW.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (12) street trees 30' on center.
  - d. Provide (7) parking lot shade trees.
  - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
- 8. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Group S-1 storage facilities with fire areas exceeding 12,000 square feet are to be sprinklered. Fire Code 903.2.9
  - c. There shall be a fire hydrant within 600' of any portion of the exterior of the sprinklered buildings. Fire Code 507.5.1
  - d. Shall meet the fire flow requirements of the Fire Code, Appendix B
  - e. Minimum gate width shall be 20 feet. Fire Code, Appendix D
  - f. Provide an exhibit showing that the turning radius around the buildings is be sufficient to accommodate Fire Dept. apparatus. Contact Fire Marshal for vehicle dimensions.
  - g. Fire Apparatus roads shall be able to support the imposed load of fire apparatus weighing at least 85,000 pounds per NLR Ordinance 9267.
- 10. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
  - b. Provide a 20 ft. utility easement along Maumelle Blvd for the existing 16-inch water main.
  - c. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
  - d. Approval of plans by AR Dept of Health Engineering Division is required.
  - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
  - f. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
- 11. Meet the requirements of NLR Wastewater, including:**

- a. White Oak Connection Fee is required to connect to public sanitary sewer.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Mr. White asked the applicant if there would be any outdoor storage.

Brian Dale stated everything would be stored indoors.

There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

**4. SD2021-32                      Northshore Business Park, Lot 13 (SPR for a container bar at 5401 Northshore Cove)**

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide CNLR Floodplain Development Permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
  - a. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - b. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. No permit provided for "existing deck" shown on drawing – located in the floodway.
  - c. No permit provided for "existing structure" shown on drawing – located in the floodway.
  - d. Provide letter from a structural engineer stating the container as altered is safe and meets all NLR Codes.
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 5. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 7. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 8. Meet the requirements of NLR Wastewater, including:**
  - a. Submit plans for NLRW for review and approval.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

**5. SD2021-35                      Northshore Business Park, Lot 13 (SPR for an outdoor lounge structure at 5401 Northshore Cove)**

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - b. Provide CNLR Floodplain Development Permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
  - a. The proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
  - b. The proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. No permit provided for “existing deck” shown on drawing – located in the floodway.
  - c. No permit provided for “existing structure” shown on drawing – located in the floodway.
- 4. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
- 5. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 6. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 7. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 8. Meet the requirements of NLR Wastewater, including:**
  - a. Submit plans for NLRW for review and approval.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

**6. SD2021-33                      Holt’s Industrial Addition, Block 5, Lot 9R (Replat & SPR of a Circle K at 1604 Pike Ave)**



1. **A signed and recorded plat must be on file with the Planning Department before applying for a building permit.**
2. **Engineering requirements on detention:**
  - a. Storm water detention plan not required as there is no increase of impervious surface.
3. **Planning requirements before the plat will be signed:**
  - a. Provide 40' setback line along Pike Ave. and W. 16<sup>th</sup> St.
  - b. Provide a 20' setback along north property line.
  - c. Label ROW on Pike and W. 16<sup>th</sup>. Master Street Plan requires an 80 foot ROW for Pike, 60 ft. ROW for W. 16<sup>th</sup> St.
  - d. Pay for street trees or provide a bond.
  - e. Provide 10' utility easement along front property line.
4. **Permit requirements/approvals submitted before a building permit will be issued:**
  - a. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
    - b. Proposed pipe material specifications.
    - c. Proposed trench and bedding details, materials and specifications.
    - d. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
    - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan
    - f. showing silt fence, storm inlet protection, and drainage details.
    - g. Provide copy of ARDOT driveway permit for Pike and CNLR driveway permit for West 16th.
    - h. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
    - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
    - j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
5. **Meet the requirements of the City Engineer, including:**
  - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

- b. Repair or replace existing sidewalk and curb to City Engineer's standards on West 16<sup>th</sup>.
  - c. If applicable, at the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
  - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
  - b. No fence is to be within a front building line except when serving as a screen.
  - c. The fence along the alley should not go all the way to the property line along W. 16<sup>th</sup> in order to keep the sight triangle clear.
  - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks are existing.
  - b. Label ROW for Pike and W. 16<sup>th</sup>. 80 ft. ROW required for Pike, 60 ft. ROW required for W. 16<sup>th</sup>.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (6) street trees 30' on center along Pike.
  - d. Provide (4) street trees 30' on center along W. 16<sup>th</sup>.
  - e. Provide (3) parking lot shade trees.
  - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - i. Provide 6 foot front yard landscape strip between property line and paving.
  - j. Provide 4 foot side yard landscape strip between property line and paving.
  - k. Provide full buffer between dissimilar uses or zoning - the house to the north. 8 ft. opaque fence and trees every 20 feet.
- 9. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code
- 11. Meet the requirements of CAW, including:**
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
  - b. Submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central

Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.

- c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
- d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.

**12. Meet the requirements of NLR Wastewater, including:**

- a. No objections to replat.
- b. Grease interceptor required if food will be prepared and sold.
- c. Submit full set of plans for NLRW for review and approval.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

**7. Special Use 2021-14 To allow a daycare in R3 at 2001 Parker St.**

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Joyce Howell stated unsure of the recommendations.

Tim Reavis explained the Staff recommendations and asked her to read over them and make sure there are no concerns or conflicts.

Ms. Howell stated that she agrees with the recommendations.

Mr. White asked if the property would be inspected for Fire Prevention Compliance before the business license would be issued.

Mr. Spencer stated that the applicant would have to complete all of the recommendations in order to pass an inspection before the business license can be issued.

Mr. White asked who was in charge of recommendation #10.

Mr. Spencer stated that the applicant is responsible for this but it is not required just there to make the applicant where that it is available for use if they want to make use of it.

Chairman Clifton asked if there was a check system in place to go behind the applicant and make sure this is done.

Mr. Spencer stated that it is not required so if it is not done it will not shut the business down.

Mr. Dietz asked if the employees would be required to undergo a background check.

Chairman Clifton stated that he believes DHS is responsible for checking employees' background.

Joyce Howell confirmed that DHS will perform the employee background checks.

Chairman Clifton asked for any questions or comments.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

Special Use 2021-14 was approved with (6) affirmative votes.

#### **8. Conditional Use 2021-14 To allow a modular home in R3 at 914 F St.**

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Mary Jones stated that she emailed a letter to the City Clerk stating that the goals are unobtainable. She stated that she has tried to buy the adjacent lot but the owner was not interested in selling. She stated that the modular home salesperson was rude to her so she is looking for a new company.

Mr. Spencer stated that staff has not received a siteplan showing that the home will fit on the property.

Mr. Chambers stated that he believes Ms. Jones is trying to find a new company to find a home within the guidelines. He told Ms. Jones that she has the option to postpone until the next meeting so she will have time to find a home that will meet the requirements. He asked Ms. Jones if she would like to postpone.

Ms. Jones said yes she would like to postpone.

Mr. Chambers made a motion to postpone this case until next month with no opposition.

**9. Rezone 2021-12 To rezone from R1 to C4 to allow for a mini-storage business on White Oak Crossing**

Chairman Clifton asked if the applicant was present and agreed to all of the staff recommendations.

Chairman Clifton stated that if this is approved the applicant would need to come back for a site plan review. He asked the applicant if he agreed.

Mark Redder, Holloway Engineering, agreed.

Chairman Clifton asked for any questions or comments.

Mr. White if there would be any outdoor storage.

Mr. Redder stated that this is a preliminary sketch and he would come back with the finalized plans.

Mr. White asked if there would be any outdoor storage in the future.

Mr. Redder confirmed it is his intention to have some outside storage.

Mr. Spencer stated that outdoor storage will require a Conditional Use, so at this time there will be no outdoor storage until they go through the correct process.

Mr. White reiterated that there would be no outdoor storage at this time.

Mr. Redder stated that the storage would be behind decorative fencing.

Mr. Chambers asked Mr. Spencer if this area is becoming less R1 and more commercial on the zoning map.

Mr. Spencer confirmed it is becoming more commercial.

Chairman Clifton asked for a roll call to vote.

<b>Banks</b>	<b>Absent</b>	<b>Dietz</b>	<b>Yes</b>	<b>Wallace</b>	<b>Yes</b>
<b>Belasco</b>	<b>Yes</b>	<b>Foster</b>	<b>Absent</b>	<b>White</b>	<b>Yes</b>
<b>Chambers</b>	<b>Yes</b>	<b>Phillips</b>	<b>Absent</b>	<b>Clifton</b>	<b>Yes</b>

Rezone 2021-12 was approved with (6) affirmative votes.

Chairman Clifton asked Mr. Chambers to assume the chair.

Mr. Chambers took over the chair.

**2. SD2021-30                      Clifton Industrial Addition, Lots 1 & 2 (Preliminary plat at 700 Dixie St.)**

- 1. Engineering requirements before the plat will be signed:**
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond on Dixie St.
- 2. Engineering requirements on detention:**
  - a. Payment for the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention is deferred until development. Not required with this replat.
- 3. Planning requirements before the plat will be signed:**
  - a. A minimum 30 ft. setback of the existing buildings is required on each lot.
- 4. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide street trees 30' on center.
- 6. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
- 8. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
- 9. Meet the requirements of NLR Wastewater, including:**
  - a. Public sanitary sewer is not available to the proposed parcel. The nearest public sewer main is on Progress St.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements.

Thomas Pownall, Thomas Engineering, asked to amend recommendation 1A. He stated he would like it to a variance by the city as an option to fulfill this requirement.

Mr. Chambers stated that when it goes to City Council, it would not matter if that was amended as they can override any recommendations by Planning Commission. He asked if anyone opposed to amending the recommendation.

Mr. Spencer stated that it would imply that Planning Commission is supporting a variance. He said he believes if it is done with this case it should be done with all cases. He asked the City Attorney for her suggestion.

Ms. Lee stated that she believes Mr. Spencer is correct that if it is allowed for this application then it should be allowed for all applications. She stated that would be the safest way.

There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative votes.

**Public Comments/Adjournment:**

Chairman Clifton adjourned the meeting at 4:22pm.

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for commercial/industrial development instead of providing onsite detention.
  - b. A signed and recorded plat must be on file with the Planning Department.
  - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.'
  - d. Provide CNLR driveway / curb cut permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
  - a. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
  - b. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
  - c. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. If a dumpster is added on site, a masonry screen is required.
  - c. Backing out onto W. 21<sup>st</sup> not permitted. City Engineer must approve parking plan.
  - d. Fence along rear property line should to allow the adjacent property the sight line to safely back out of their driveway.
- 4. Meet the requirements of the Master Street Plan, including:**
  - a. Sidewalk is existing.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide 1 street tree.
  - d. Provide 1 parking lot shade tree.
  - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
  - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers. The adjacent property in the rear is R2. Full screen required – 8 ft. tall opaque screen and trees every 20 feet.
- 6. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal.**



**1. Engineering requirements before the plat will be signed:**

- a. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- b. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.

**2. Planning requirements before the plat will be signed:**

- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- b. Provide 30' drainage and utility easement along front property line as shown.
- c. Provide 15' drainage and utility easement along west property line as shown.
- d. Provide 40' drainage and utility easement along rear property line as shown.
- e. Provide a 15' drainage easement along the east property line as shown.
- f. Provide 40' front building line as shown.
- g. Provide cross access easement to connect with adjacent lot.

**3. Permit requirements/approvals submitted before a building permit will be issued:**

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
  - i. Proposed pipe material specifications.
  - ii. Proposed trench and bedding details, materials and specifications.
- c. Provide CNLR Grading Permit application to City Engineer with grading plans.
- d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- e. Provide CNLR driveway/curb cut permit application to City Engineer.
- f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

**4. Meet the requirements of the City Engineer, including:**

- a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- b. All driveways are to be concrete within the ROW.
- 5. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. Gravel not permitted as a parking surface.
  - c. If a dumpster is added, it is to have a masonry screen, and be located behind the building.
  - d. No fence is to be within a front building line.
  - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
  - b. Provide ½ street improvements.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (6) street trees.
  - d. Provide (5) parking lot shade trees.
  - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - h. Provide 6 foot front yard landscape strip between property line and paving.
  - i. Provide 4 foot side yard landscape strip between property line and paving.
  - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
  - c. Provide an evacuation Plan (2012 Arkansas Fire Code Section 404)
  - d. Type A-2 occupancies with an occupant load of 100 or more and Type A-1, 3 & 4 occupancies with an occupant load of 300 or more shall be sprinklered. (2012 Arkansas Fire Code Section 903.2.1)
  - e. Fire apparatus access road to support 85,000 lbs. to within 150' of any portion of the building (City Ordinance 9267 and 2012 Arkansas Fire Code Appendix D)
- 10. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
  - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and North Little Rock Fire Department is required.
  - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
  - d. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CA W's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross

Connection Section at 3 77-1226 if you would like to discuss backflow prevention requirements for this project.

- e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
  - f. A water main extension may be needed to provide water service to this property.
- 11. Meet the requirements of NLR Wastewater, including:**
- a. Provide a 15' wide exclusive sanitary sewer easement centered on the sewer main.
  - b. White Oak Connection Fee is required.

CASE: Rezoning #2021-14

REQUEST: To amend to the Land Use Plan from Duplex to Heavy Industrial and to rezone from the R4 zoning district to the I3 zoning district to allow for a warehouse.

LOCATION OF REQUEST: 2501 Gribble St.

APPLICANT: Halff Associates, Inc.

OWNER: Jeffrey Sand Company

P.C. BACKGROUND: 1<sup>st</sup> time on the agenda

SITE CHARACTERISTICS: The site is undeveloped. The applicant is proposing a warehouse to support the existing business located on surrounding property.

MASTER STREET PLAN: local street

ZONING: R4                      LAND USE PLAN: Duplex

**SURROUNDING USES:**

NORTH: R4 – single family houses

SOUTH: I3 – land that's part of the applicant's business

EAST: R4 – undeveloped

WEST: R4 & I3 – land that's part of the applicant's business

**BACKGROUND:**

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes, property in the area that's associated with this business is zoned I3.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal. The applicant is not planning to connect the warehouse to electric, water, or sewer.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? As this is an expansion of an existing business, no negative consequences anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. Some of the property around this lot is already zoned I3.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? Warehouses are allowed in any industrial zone. The applicant elected to pursue I3 so that the zoning of this property matches the zoning surrounding the property.

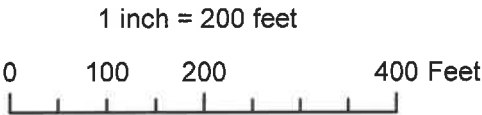
SUMMARY: The applicant is request to rezone property from R4 to I3 to allow for the construction of a warehouse. A plat and site plan review application has been submitted with this rezoning application. The purpose of the warehouse is to support the existing business located on the surrounding property. The applicant is not proposing that the building be hooked up to any utilities. The I3 zoning is requested in order to match the zoning for the rest of the business.

STAFF RECOMMENDATION: Approval

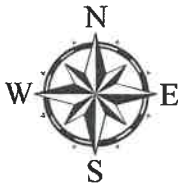
# Rezone Case #2021-14



**Zoning Map**

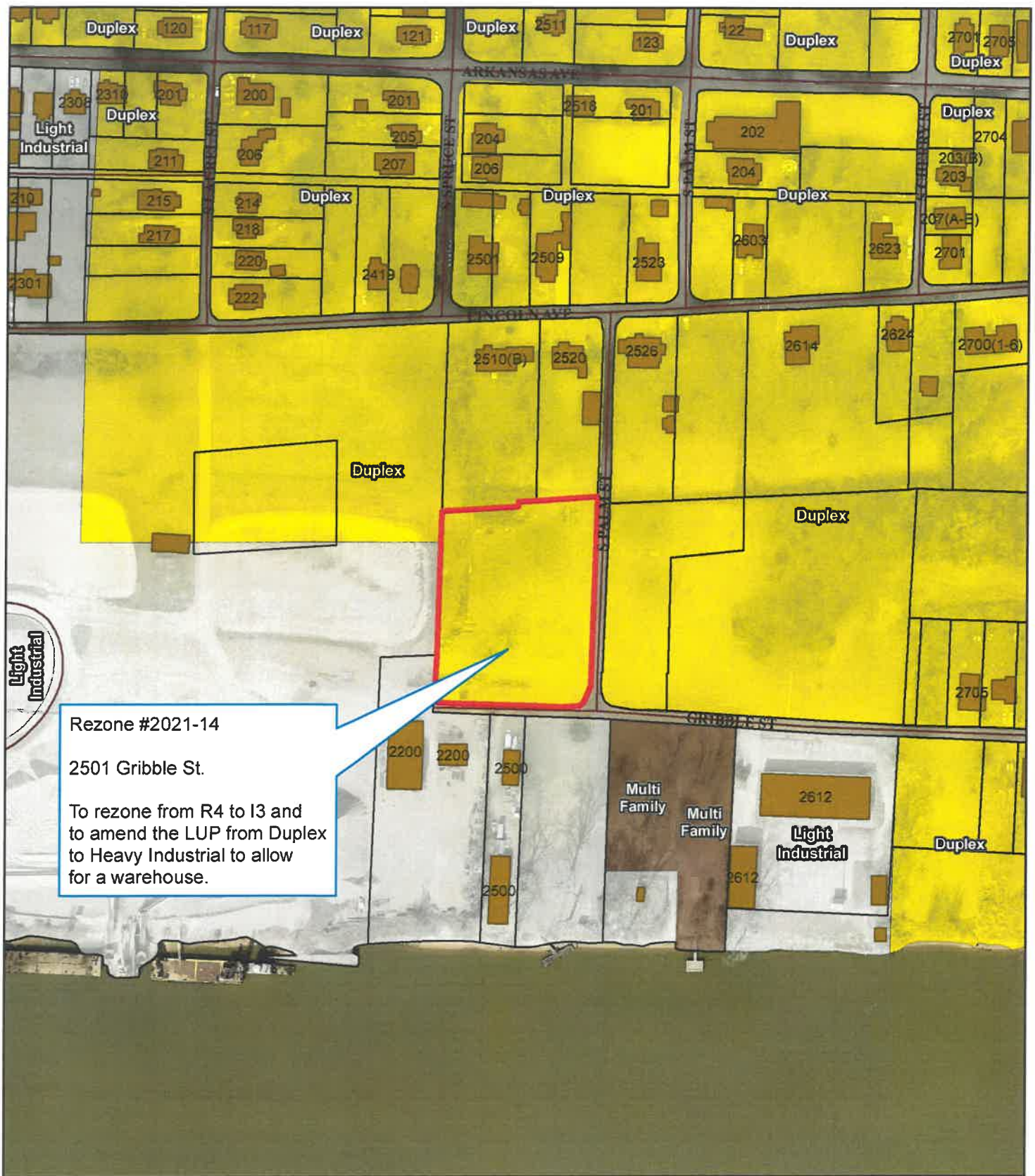


Date: 7/7/2021





# Rezone Case #2021-14



Rezone #2021-14

2501 Gribble St.

To rezone from R4 to I3 and  
to amend the LUP from Duplex  
to Heavy Industrial to allow  
for a warehouse.

1 inch = 200 feet

0 100 200 400 Feet

Date: 7/7/2021



Land Use Map

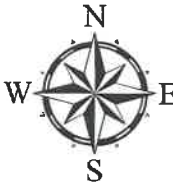
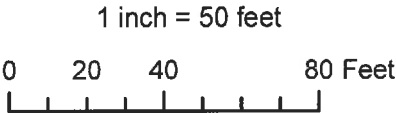




Rezone Case #2021-14



Ortho Map



Date: 7/7/2021





- 1. Engineering requirements before the plat will be signed:**
  - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
  - b. Provide on-site storm water detention as well as clear calculations showing that detention volume is sufficient, or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons.
- 2. Planning requirements before the plat will be signed:**
  - a. Provide 50' ROW dedication for Gribble St.
  - b. Provide half of 50' ROW dedication for Palm St.
  - c. Show 50' Texas Eastern gas pipeline easement.
  - d. Show 30' MO-PAC pipeline easement.
  - e. Provide a 10' utility easement along Palm St.
- 3. Other Boards approvals required before applying for a building permit.**
  - a. Provide approved City Council ordinance on rezoning property to I3.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. A signed and recorded plat must be on file with the Planning Department.
  - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
  - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - d. Provide CNLR driveway/curb cut permit application to City Engineer.
  - e. Provide CNLR Floodplain Development Permit application to City Engineer.
  - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
  - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
- 5. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. If a dumpster is added, provide a masonry screen.
  - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
  - b. Provide ½ street improvements.
  - c. Provide 50' ROW dedication for Gribble St.
  - d. Provide half of 50' ROW dedication for Palm St.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide (11) street trees along Palm St.
  - d. Provide (6) street trees along Gribble St.
  - e. Provide (2) parking lot shade trees.
  - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
  - g. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
  - h. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - i. Provide 6 foot front yard landscape strip between property line and paving.
  - j. Provide 4 foot side yard landscape strip between property line and paving.

- k. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers. Abutting property to the north is R4. Full screen – 8 foot fence and trees every 20 feet - is required.
- 8. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
  - c. Fire apparatus access road to support 85,000 lbs. to within 150' of any portion of the building (City Ordinance 9267 and 2012 Arkansas Fire Code Appendix D)
  - d. There shall be a fire hydrant within 400' of any portion the building (Arkansas Fire Code Section 507.5.1)
- 10. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
  - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
  - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
  - d. Approval of plans by AR Dept of Health Engineering Division is required.
  - e. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- 11. Meet the requirements of NLR Wastewater, including:**
  - a. A public main extension is required to serve the property.

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
  - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces.
  - b. Provide ½ street improvements (sidewalk) or a performance bond.
  - c. A signed and recorded plat must be on file with the Planning Department.
  - d. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
  - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
  - f. Provide CNLR driveway/curb cut permit application to City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
  - a. Due to the driveway being used only as a service entrance, radii shall be labeled and may have 10' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- 3. Meet the requirements of Community Planning, including:**
  - a. Provide the standard requirements of Zoning and Development Regulations.
  - b. The Board of Adjustment granted a variance to allow the proposed addition to extend over the 25' building line as shown.
- 4. Meet the requirements of the Master Street Plan, including:**
  - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
  - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
  - b. Provide automated underground irrigation to all required trees and shrubs.
  - c. Provide an additional street tree along Indian Hills.
  - d. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
  - e. Provide 6 foot front yard landscape strip between property line and paving.
  - f. Provide 4 foot side yard landscape strip between property line and paving.
- 6. Meet the following requirements concerning signage:**
  - a. All signs require a permit and separate review.
- 7. Meet the requirements of the Fire Marshal, including:**
  - a. Provide an approved fire protection plan.
  - b. Meet the requirements of the 2012 Arkansas Fire Prevention Code.
  - c. An A-3 fire area exceeding 12,000 square feet or with an occupant load of 300 or more will require a sprinkler system. (Arkansas Building Code Section 903.2.1.3) **or** The building may be separated, by fire barriers with a minimum 2 hour fire-resistance rating, into separate fire areas falling within the allowances above (Arkansas Building Code Section 707.3.10)
  - d. Meet the means of egress sizing requirements of the Arkansas Building Code Section 1005.
- 8. Meet the requirements of CAW, including:**
  - a. All CAW requirements in effect at the time of request for water service must be met.
  - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
  - c. The North Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
  - d. Approval of plans by AR Dept of Health Engineering Division is required.
  - e. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service.
- 9. Meet the requirements of NLR Wastewater.**

CASE: Conditional Use #2021-9

REQUEST: To allow a modular home in an R3 zone.

LOCATION OF REQUEST: 914 N. F St.

OWNER & APPLICANT: Mary Jones

P.C. BACKGROUND: 1<sup>st</sup> time on the agenda

SITE CHARACTERISTICS: vacant lot

MASTER STREET PLAN: local street

ZONING: R3

LAND USE PLAN: Duplex

SURROUNDING USES:

NORTH: R3 – vacant lot

SOUTH: R3 – vacant lot

EAST: R3 – single family house

WEST: R3 – single family house

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Modular homes have been approved in the past, but this would be the first one in the Dixie Subdivision.
2. NEIGHBORHOOD POSITION: Two calls in opposition – neighbors were concerned about the lot's elevation relative to the flood zone and the impact the required dirt work would have on the storm water drainage in the area. Two individuals attended the Design Review Committee in support of the application.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: The City Engineer advises that the applicant will most likely need an elevation certificate to obtain flood insurance.
4. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? The dimensions indicated on the applicant's submitted drawing are not properly scaled. An accurate determination about how and where the house will sit cannot be made without an accurate site plan.
5. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? Conditional Use requests are considered on a case by case basis.
6. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, modular homes require a conditional use in any zone.

SUMMARY: The applicant is requesting a conditional use to allow a modular home in an R3 zone. The applicant's site plan does not accurately depict the house on the lot. The home is approximately 56' wide. The property is 50' wide. The applicant wants the front door to face F St. If the house is arranged as such, it will hang over the adjacent property lines onto other lots. The property is located in flood zone AH. The City Engineer recommends that the floor elevation should be a minimum 3' above the ground elevation. The applicant met with the Design Review Committee.

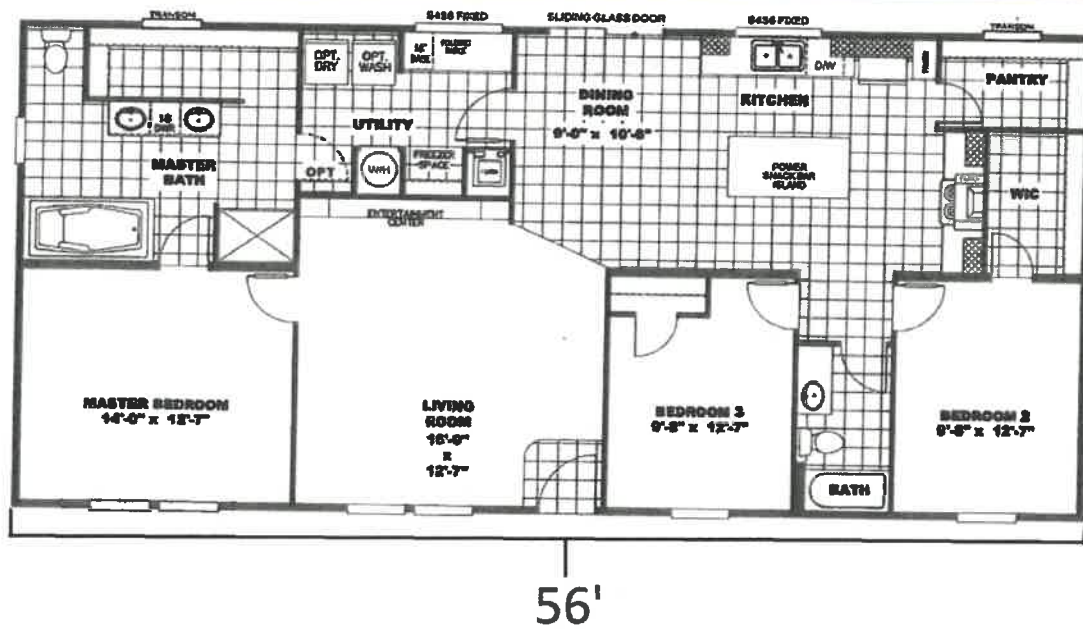
**DESIGN REVIEW COMMITTEE COMMENTS:** The Design Review Committee requested that the applicant provide an accurate site plan before they made a recommendation.

**CONDITIONS TO BE CONSIDERED:**

1. Provide a scaled and accurate site plan showing proposed home location, property lines, and driveway location. Label the dimensions of the home, dimensions of the lot, and building setback lines.
2. The property is located in flood zone AH. Meet the City Engineer's recommendation that the floor elevation is a minimum of 3' above the ground elevation.
3. Apply for a floodplain permit from the City Engineer's office.
4. Modular home to meet the requirements of the Arkansas Fire Prevention Code.
5. Modular home to be The Anniversary 2.0 as shown in documentation.
6. Provide a letter from the manufacturer / builder that states the home meets all Arkansas and North Little Rock codes.
7. Provide a continuous masonry foundation.

# The Anniversary 2.0

## APPRAISAL PACKET





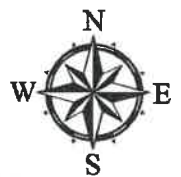
# Conditional Use # 2021-09



Ortho Map

1 inch = 30 feet

0 15 30 60 Feet

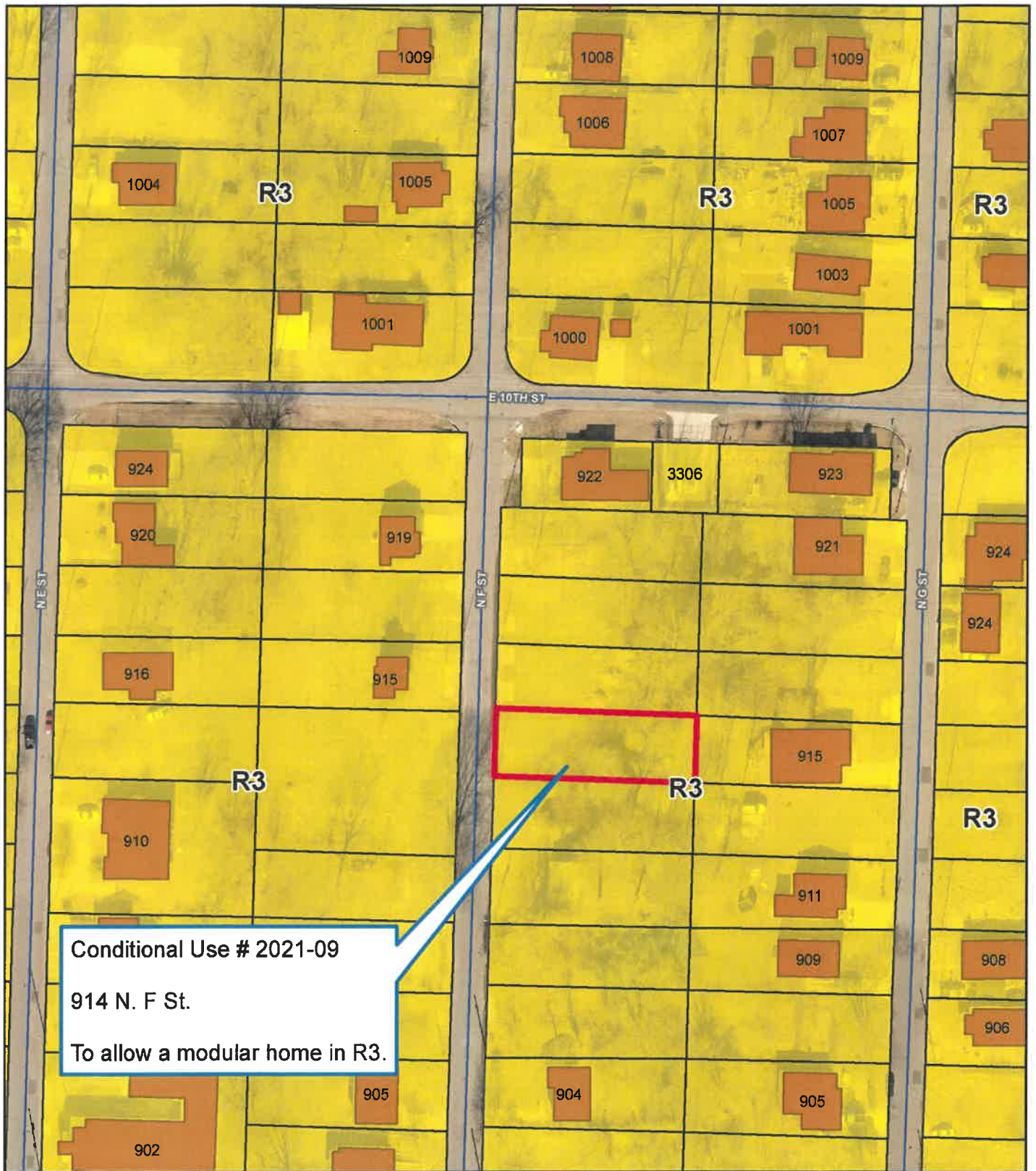


Date: 5/27/2021

Map is not to survey accuracy



# Conditional Use # 2021-09



**Zoning Map**

1 inch = 100 feet

0 45 90 180 Feet



Date: 6/4/2021

Map is not to survey accuracy



CASE: Rezoning #2021-13

REQUEST: To amend the Land Use Plan from Single Family to Multi-Family and to rezone from the R3 zoning classification to the proposed R4 classification to allow for a quadplex.

LOCATION OF REQUEST: 2300 Redding Ln

APPLICANT: CLARK CASEY P

OWNER: CLARK CASEY P

P.C. BACKGROUND: 1<sup>st</sup> time on the agenda

SITE CHARACTERISTICS: A one acre undeveloped parcel of land.

MASTER STREET PLAN: local street

ZONING: R3

LAND USE PLAN: Single Family

SURROUNDING USES:

NORTH: R2 – single family

SOUTH: I2 – industrial

EAST: I3 - warehouse

WEST: R3 – duplex and single family

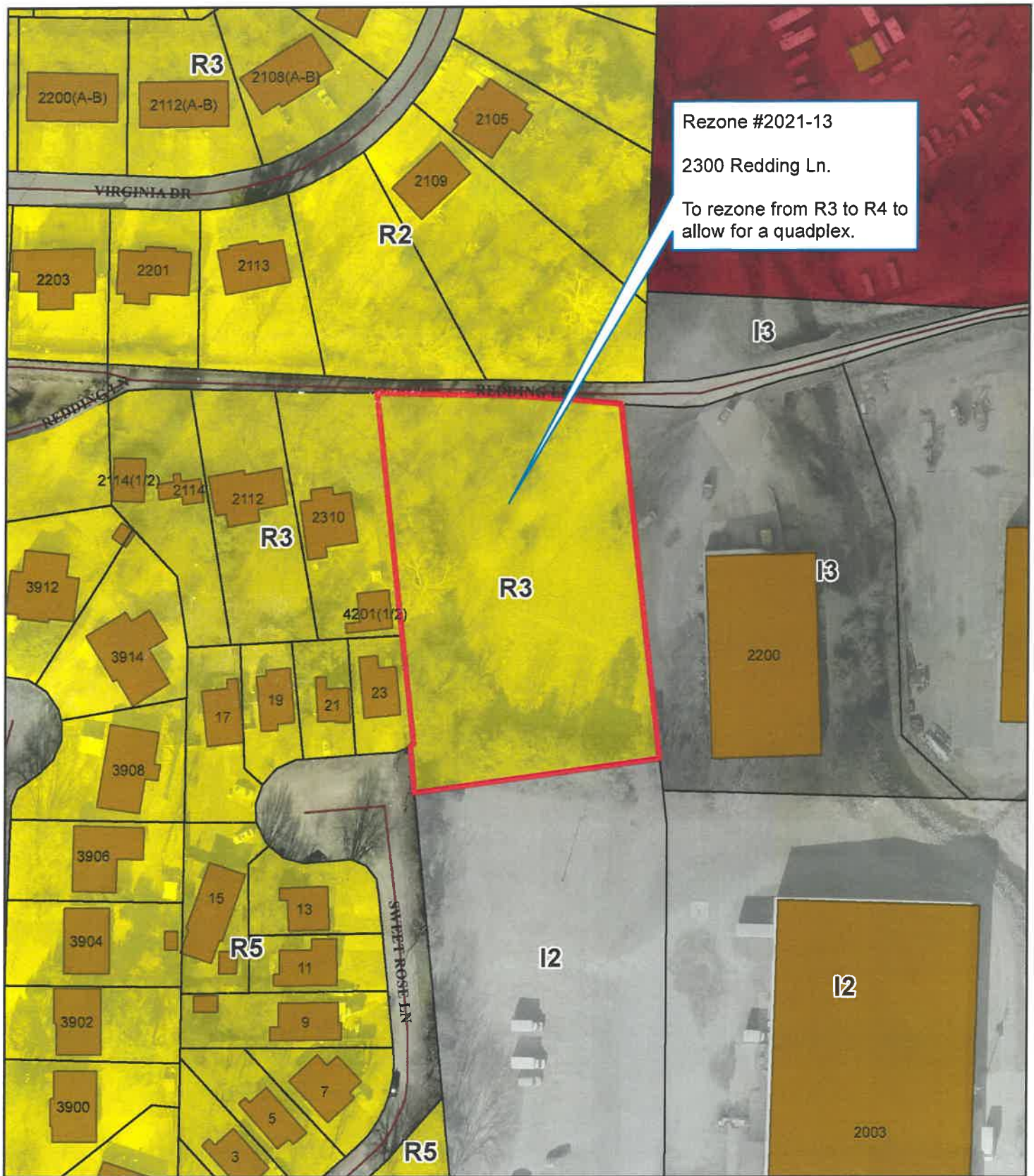
BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: Yes.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Redding Ln is approximately 12 feet wide. Any street improvements would be determined during site plan review.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? This zoning change will have only a nominal effect on the single family houses to the north as they are accessed from Virginia Drive, not Redding Lane.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes. The one acre lot allows for enough room for a quadplex and associated parking.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, R4 is appropriate for a quadplex.

SUMMARY: The applicant is requesting to rezone property from R3 to R4 to allow for a quadplex. The site is big enough to accommodate appropriate parking for a quadplex. This zoning change will have only a nominal effect on the single family houses to the north as they are accessed from Virginia Drive, not Redding Lane. The applicant will have to come back through the Planning Commission for a plat and site plan review.

STAFF RECOMMENDATION: Approval.

# Rezone Case #2021-13



1 inch = 100 feet

0 50 100 200 Feet

Date: 6/24/2021

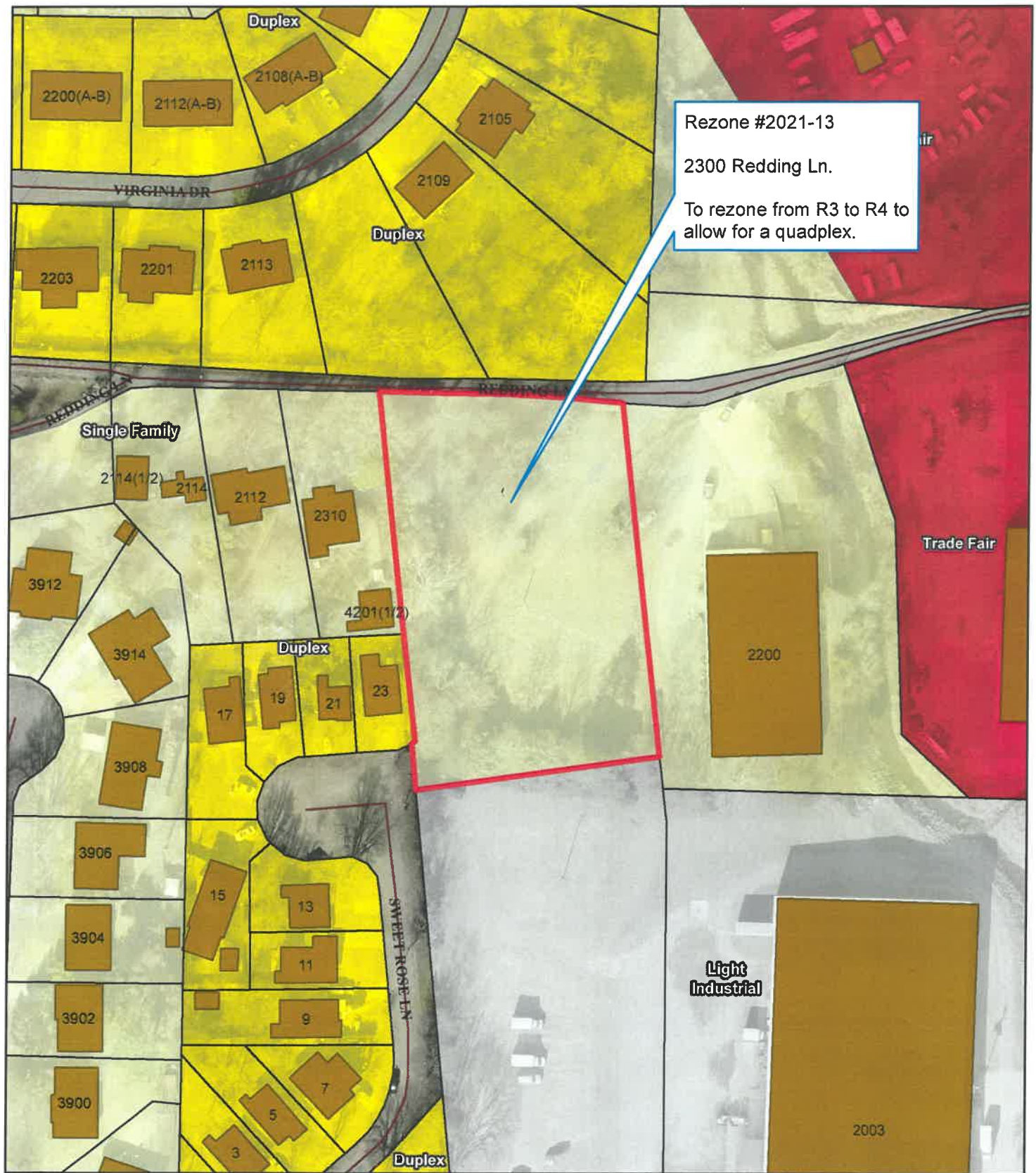


Zoning Map





# Rezone Case #2021-13



1 inch = 100 feet

0 50 100 200 Feet

Date: 6/24/2021



Land Use Map





# Rezone Case #2021-13



1 inch = 50 feet

0 20 40 80 Feet

Date: 6/24/2021



**Ortho Map**



Casey Clark  
319 Miramar Blvd.  
Little Rock, AR 72223  
June 16, 2021

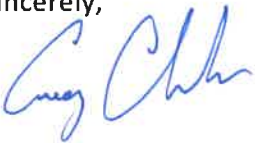
North Little Rock Planning Commission  
120 N. Main St. #2  
North Little Rock, AR 72114

Dear North Little Rock Planning Commission:

I am the owner of 4201 Redding Lane North Little Rock, AR. I purchased the lot in 2018 as a distressed property that was delinquent on county property taxes and city liens. I satisfied those taxes and fees and have been working on a plan to develop the property. The lot size is approximately 1 acre, zoned R-3, and very close to the Interstate Highway and city center. These factors combined with a housing shortage for low to middle income families has lead me to request rezoning. While the property could presently contain duplexes, I believe more citizens could be served with a quad-plex which requires R-4 zoning. The majority of surrounding properties are zoned Industrial, and used as such, so in my humble opinion adjusting the zoning one level up in the residential category would not cause distress to the neighborhood. City infrastructure is currently in place that would more than adequately service the new construction.

While the build out/ final construction plans have not been finalized or a contractor secured I have presented in this packet the broad strokes of the proposed project. It is firmly understood that prior to any construction that blueprints, elevations, and any other requirements would be required by the City of North Little Rock. If any additional information is need please let me know. Thank you in advance for your consideration in this process.

Sincerely,



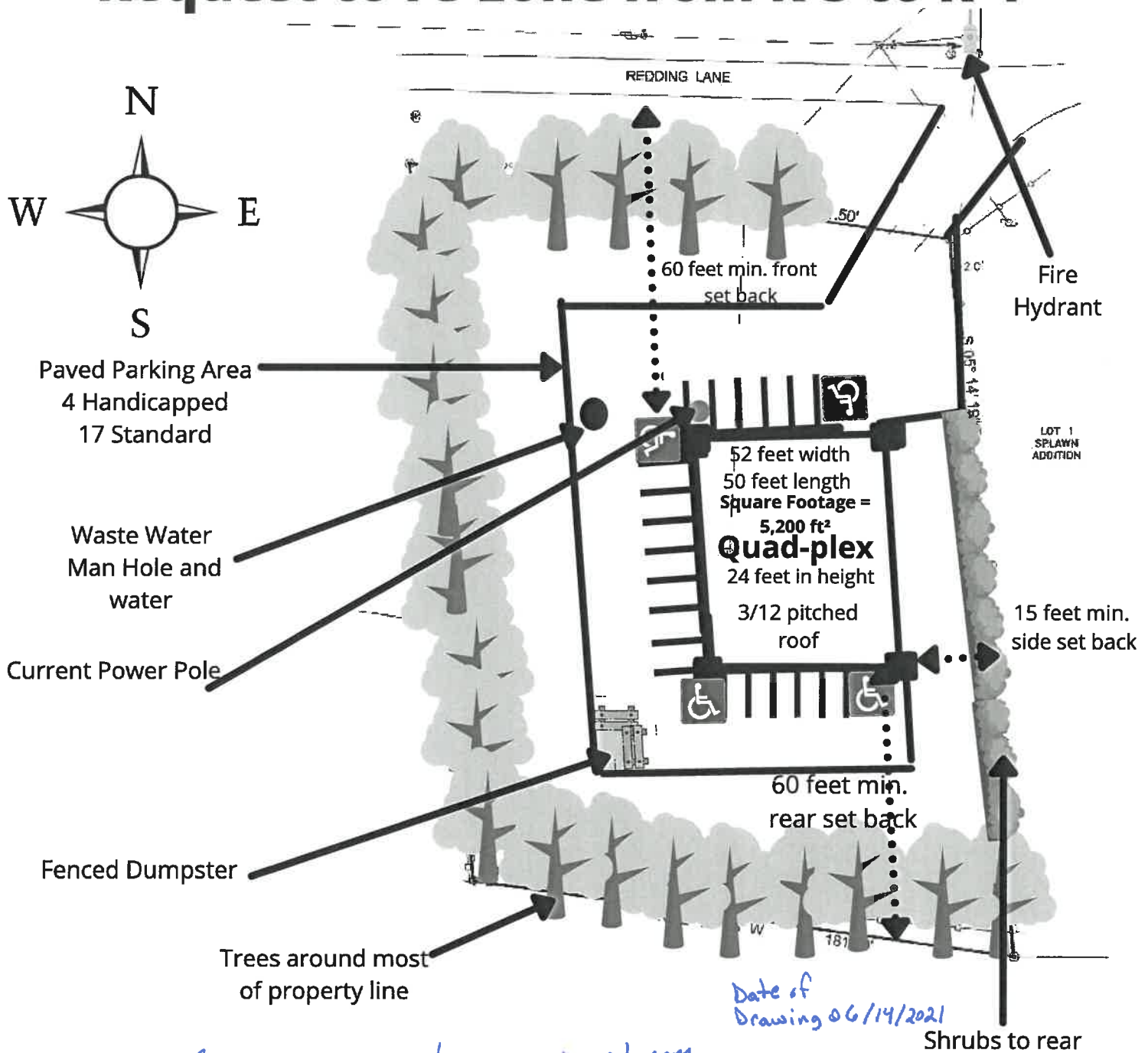
Casey Clark

bconnors2@gmail.com  
(501) 993-5830

Site Plan  
Review  
1

# 4201 Redding Lane, NLR AR

## Request to re-zone from R-3 to R-4



Owner: Casey Clark  
319 Miramar Blvd  
NLR AR 72223  
phone 501-993-5830  
bconners@gmail.com

Developer: T. B. D.

Subdivision: 21-12-21  
Lot/Block: 1



CASE: Rezoning #2021-15

REQUEST: To amend the Land Use Plan from Single Family to Duplex and to rezone from the R1 zoning classification to the proposed R3 classification to allow for a duplex.

LOCATION OF REQUEST: 417 W 34TH ST

APPLICANT: Chris Lacy

OWNER: SHADY INVESTMENTS LLC

P.C. BACKGROUND: 1<sup>st</sup> time on the agenda.

SITE CHARACTERISTICS: The property is vacant except for an accessory building at the rear of the property.

MASTER STREET PLAN: local street

ZONING: R1              LAND USE PLAN: Single Family

SURROUNDING USES: The properties abutting this lot are all either R1 or contain a single family house. However, there are duplexes in the area.

NORTH: R3 – single family

SOUTH: R1 – single family

EAST: R1 – single family

WEST: R1 – single family

**BACKGROUND:**

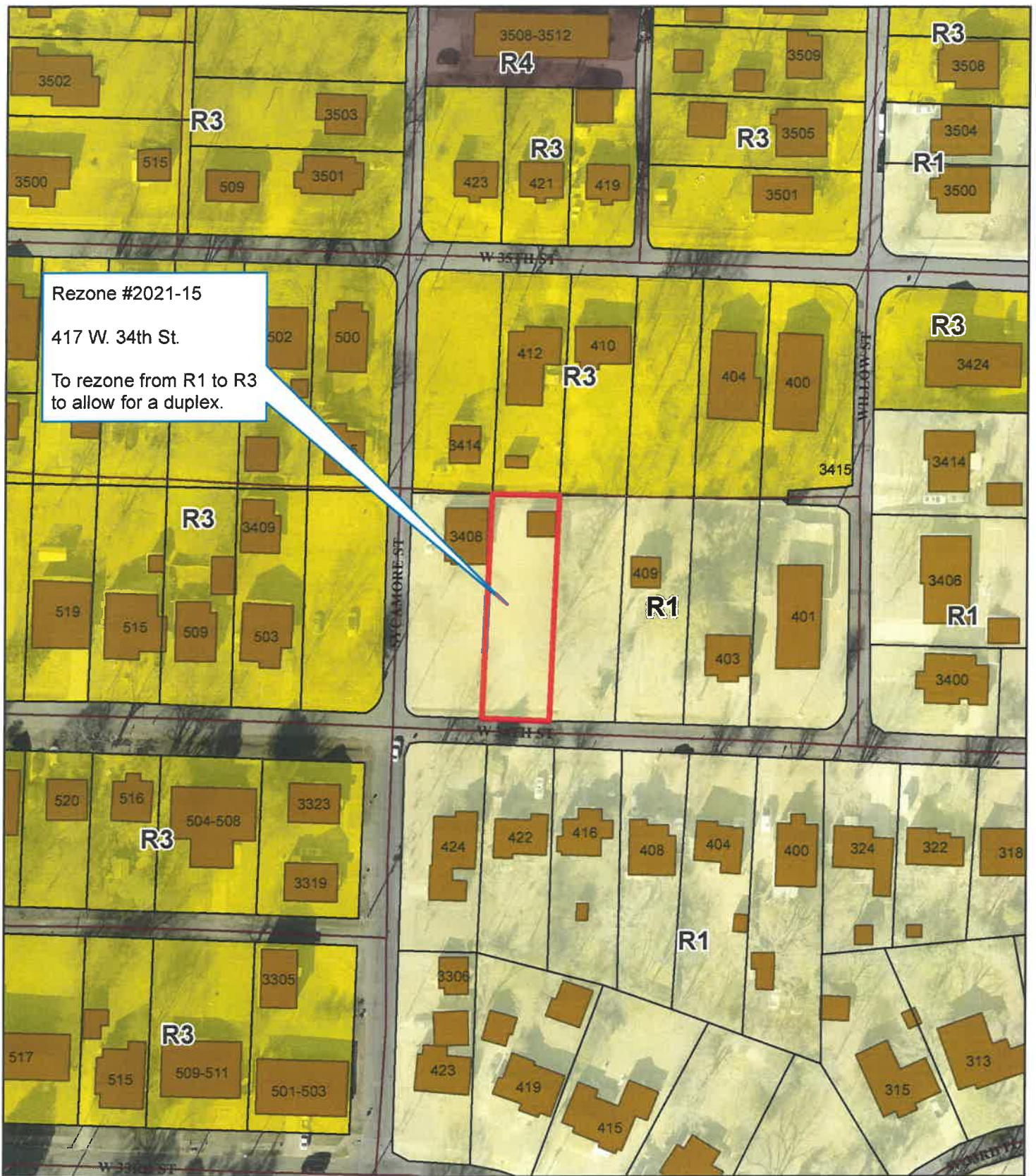
1. COMPATIBLE WITH PREVIOUS ACTIONS: Planning Commission has approved rezoning requests from R1 to R3 in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal
4. LEGAL CONSIDERATION/REASONABLENESS: The request is reasonable as there is R3 zoning that abuts the property to the north.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? Minimal change anticipated. There are other duplexes in the area.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes. The minimum lot size for a duplex is 7,000 sq. feet. This lot is 7,150 sq. feet.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No. R3 is appropriate for a duplex.

SUMMARY: The applicant is requesting to rezone property from R1 to R3 to allow for a duplex. The property is vacant except for an accessory structure at the rear of the property. R3 zoning abuts the property to the north. There are existing duplexes in the area. The applicant's site plan shows 3 parking spots. A duplex requires 4 spots. Before a permit is issued, an appropriate parking plan will have to be provided.

STAFF RECOMMENDATION: Approval.



# Rezone Case #2021-15



1 inch = 100 feet

0 50 100 200 Feet



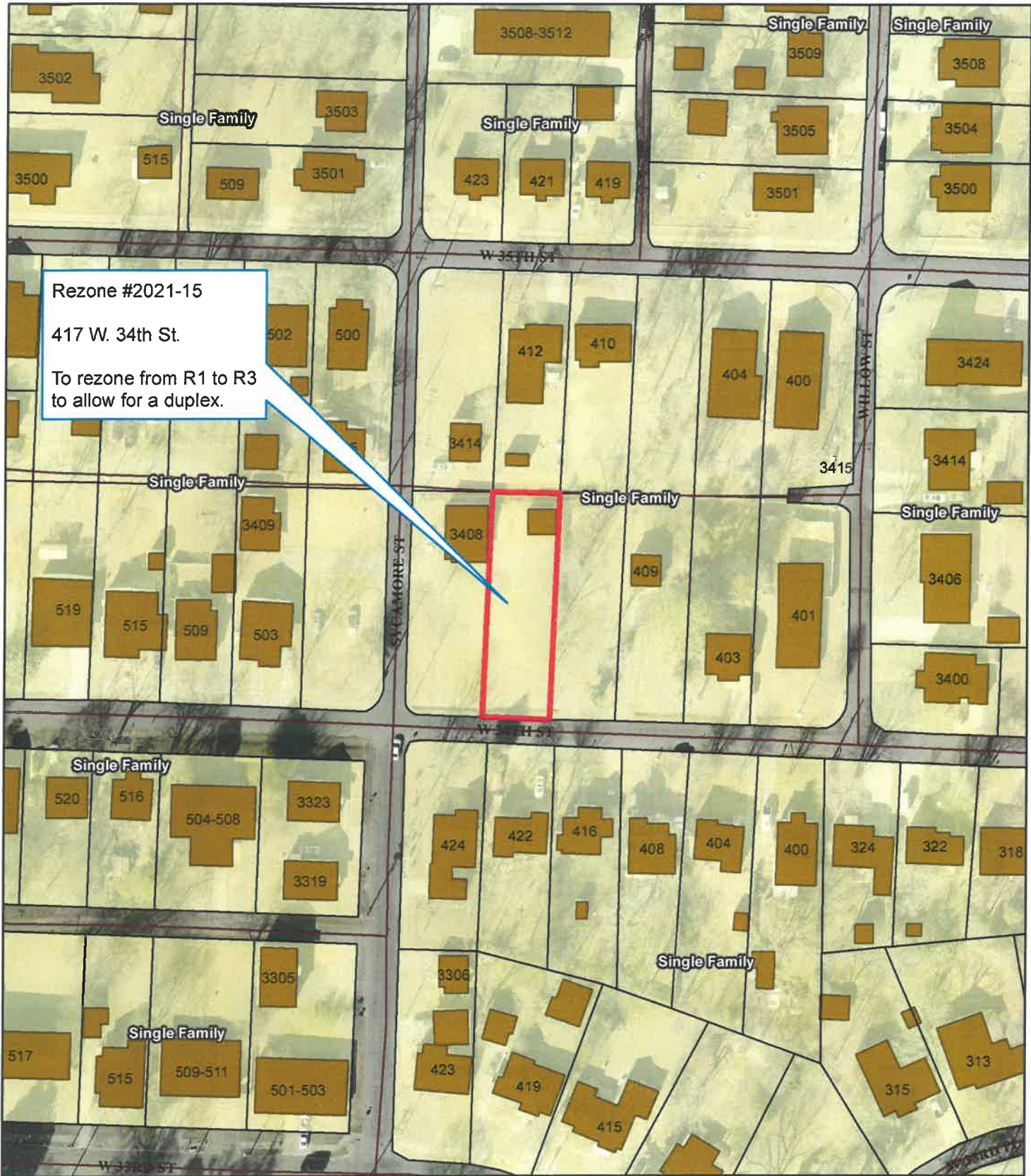
Date: 7/14/2021



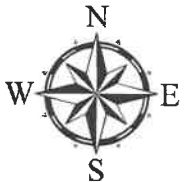
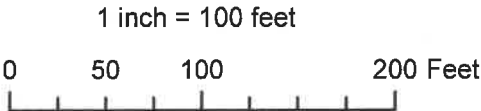
## Zoning Map



# Rezone Case #2021-15



Land Use Map



Date: 7/14/2021



# Rezone Case #2021-15



**OrthoMap**

1 inch = 30 feet

0 15 30 60 Feet

Date: 7/14/2021





# *Law Office of Chris Lacy*

P.O. Box 1549  
Cabot, AR 72023  
PH(501) 941-3730 Fax(501) 941-3731



Chris Lacy, Attorney at Law

[chris@lawofficeofchislacy.com](mailto:chris@lawofficeofchislacy.com)

July 8, 2021

City of North Little Rock  
Board of Zoning Adjustment  
120 Main Street  
North Little Rock, AR 72114

RE: Hardship letter for Rezone Request W 34<sup>th</sup> Street, North Little Rock, AR  
Parcel #33N1880014700

To whom it may concern,

The purpose of this letter is request a rezone for the property referenced above. The property is located in a R1 district. My clients would request the zone be changed to a R3. The property lies at the intersection of W 34<sup>th</sup> and Sycamore.

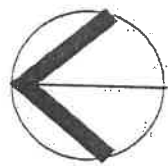
My client, Shady Investments, LLC, is in the business of building and providing quality homes and rental space for the people of North Little Rock, Arkansas. To that effect, they desire to build a duplex on the referenced lot. Included here are site plans, elevations, and preliminary plot plans.

Currently, there are multiple properties in the area with mother-in-law type structures on them. Duplexes are allowed in the zone directly west of the referenced property, as well as one block to the north. My client wishes to build a new construction duplex of good quality for a much needed rental demand in the City. To allow a duplex on this lot would not diminish the property values, but would most likely increase the property values.

In conclusion, we respectfully request that the zone for the referenced parcel be changed from R1 to R3.

Sincerely,

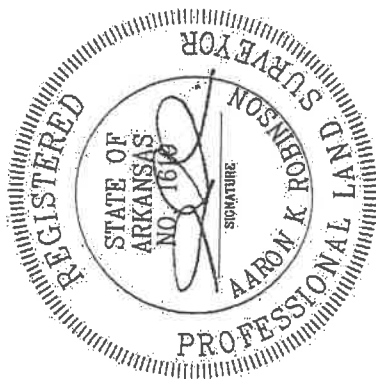
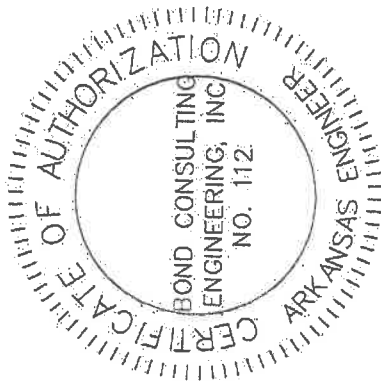
Chris Lacy  
Law Office of Chris Lacy  
P.O. Box 1549



# NORTH



Scale: 1" = 30'



# CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

**FLOOD STATEMENT:**

FIRM FLOOD INSURANCE RATE MAP PANEL 050182 0342 G  
(EFFECTIVE DATE: JULY 6, 2015) INDICATES THAT THIS PROPERTY  
IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

AARON K. ROBINSON  
REGISTERED LAND SURVEYOR  
ARKANSAS LICENSE NO. 1619

**BOND CONSULTING ENGINEERS, INC.**  
2601 T. P. White Drive  
Jacksonville, Arkansas 72076  
Phone: (501) 982-1538 Fax: (501) 982-1510  
E-mail: [tbond@bondce.com](mailto:tbond@bondce.com)  
t-mail: [arobinson@bondce.com](mailto:arobinson@bondce.com)

Prepared For:  
Shady Investments, LLC  
W. 34th Street  
N. Little Rock, AR 72114

**PRELIMINARY PLOT PLAN  
MOORE'S GLENDALE ADDITION TO ARGENTA  
BLOCK 9, LOT 11  
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS**

Scale: 1" = 30'

Date: December 28, 2020

Job No.: 8876

Drawn By: RAS

CASE: Special Use #2021-0015

REQUEST: To allow 6 recreational vehicles in an R4 zone

LOCATION OF REQUEST: 2001 HIGHWAY 161

APPLICANT: KEISHA PROPERTIES LLC

OWNER: JWJ INVESTMENTS LLC

P.C. BACKGROUND: In November 2015, the Planning Commission approved this same request for a different property owner. Since a Special Use does not transfer to a new owner, they must re-apply for a new Special Use to continue the business.

SITE CHARACTERISTICS: Site has an existing apartment building, two mobile homes, and 6 recreational vehicles.

MASTER STREET PLAN:

ZONING: R4

LAND USE PLAN: Multi Family

SURROUNDING USES:

NORTH: I 1 & C3 - undeveloped lot  
SOUTH: R4 – multi-family  
EAST: C3 & C4 - commercial  
WEST: R1 – single family

BACKGROUND:

1. COMPATIBLE WITH PREVIOUS ACTIONS: The Planning Commission has approved this request in the past.
2. NEIGHBORHOOD POSITION: None at time of printing.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: No change.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No change expected. Staff has not received any complaints about the RVs since they've been on the property.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No, a special use request is appropriate.

SUMMARY: The applicant is requesting a special use to allow for 6 recreational vehicles in an R4 zone. This request was previously approved by the Planning Commission and City Council. As the property is being sold, and a special use is not transferable, in order for the new property owners to continue the business, they must obtain a new special use. Staff has not received any complaints about the RVs since they've been on the property.

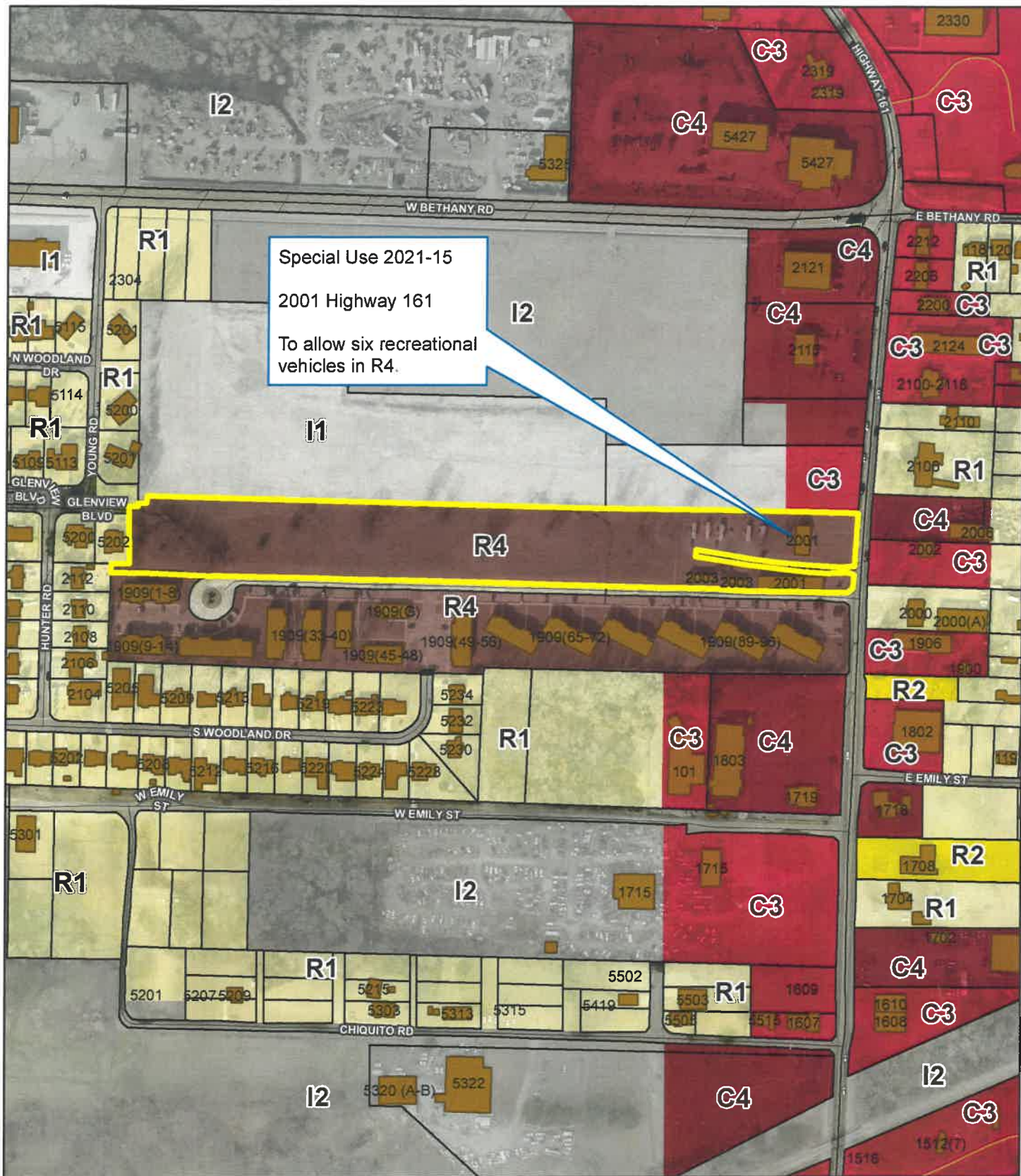
STAFF RECOMMENDATION: Approval with Conditions.

CONDITIONS TO BE CONSIDERED:

1. Applicant must meet all applicable Federal, State, County, and City requirements.
2. Recreational vehicles must be underpinned.
3. Recreational vehicles must be tied down, and the tie downs must be inspected by the building official.
4. Applicant / owner understands that failure to comply with these conditions may result in loss of the Special Use and / or removal of electric power meter.

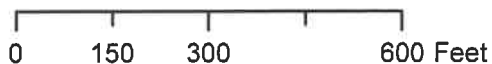


# Special Use #2021-15



## Zoning Map

1 inch = 300 feet

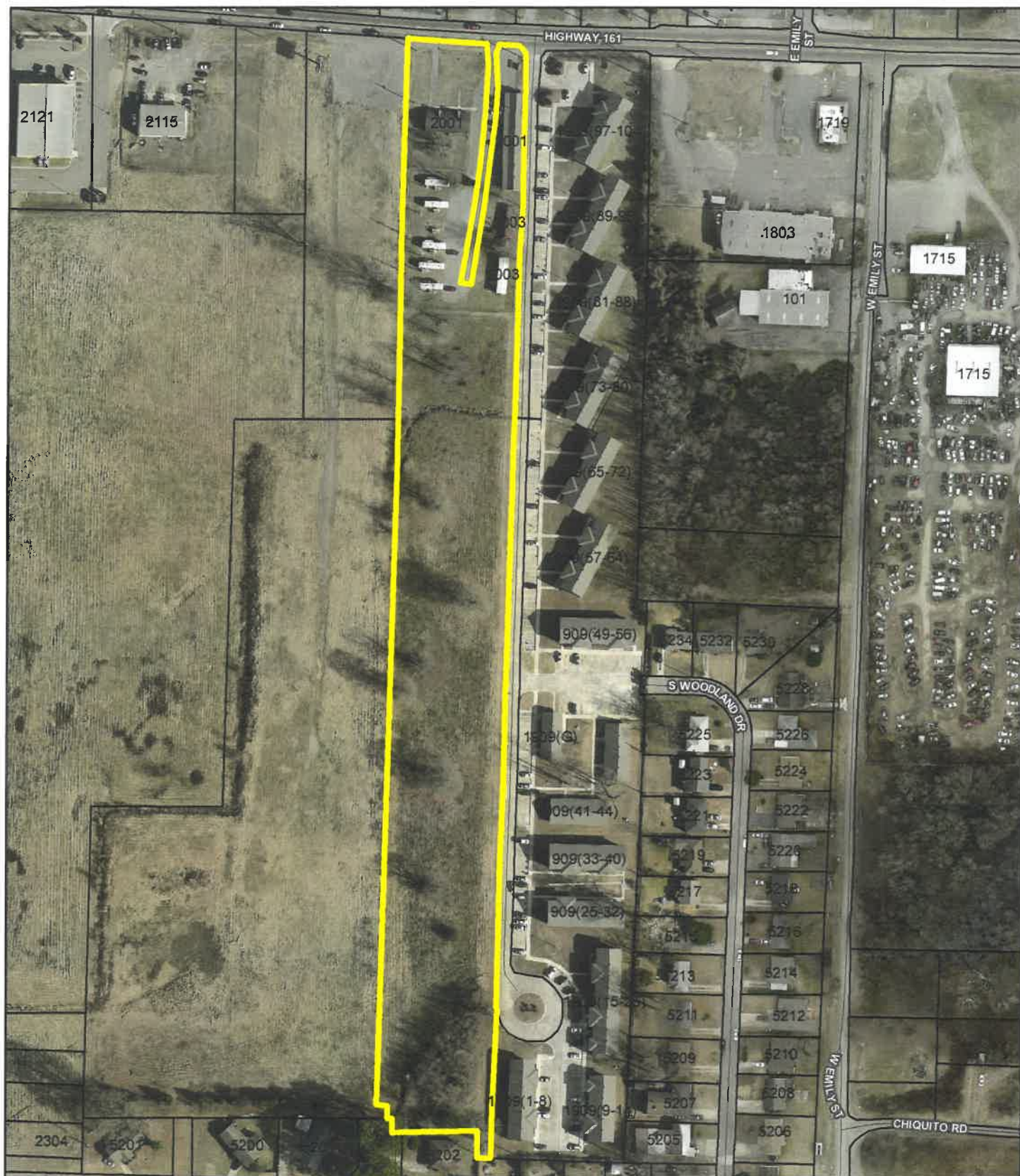


Date: 7/20/2021

**Not an actual survey**



# Special Use #2021-15



# Ortho Map

1 inch = 200 feet



Date: 7/20/2021

**Not an actual survey**





City of North Little Rock  
Planning Commission  
City Services Building  
120 Main Street  
North Little Rock, AR 72114

July 15, 2021

Re: Special use permit to allow placement of 5<sup>th</sup> Camper Trailers at 2001 Highway 161 in North Little Rock.

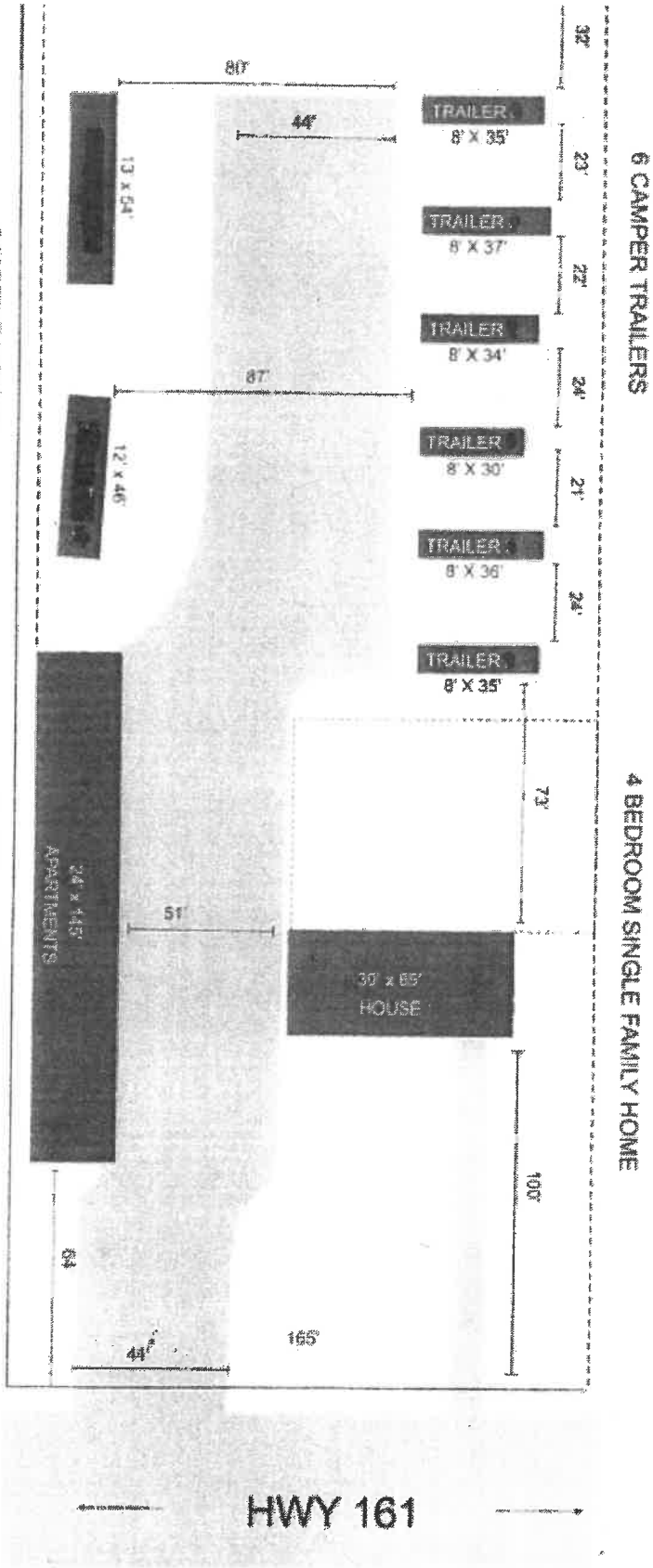
In July 2021 I purchased Davis Apartments and Mobile Home Court (As it is) located at 2001 Highway 161 in North Little Rock. The property comprises about 1.43 acres. The tract is 165' wide fronting Hwy 161 and is about 1600' deep. The front 165' x 400' was developed property comprises of a single-family residence, 10 units 1 bedroom studio apartments and a small trailer park in the rear.

This property is zoned R4 which allows multi-family. The Council also approved for a Special Use request to allow the six recreational vehicles on the property on December 14, 2015, for the previous owner. Approvals of such Special Use requests are not transferable to a new owner. Therefore, to allow the continued use of the recreational vehicle aspect for this property, I would like to petition the commission for a special use permit to allow SIX 5<sup>th</sup> trailers to be at 2001 Hwy 161 in North Little Rock.

Thank you for your consideration,

Jaimin Patel

keishaproperties@gmail.com.  
siyarealtyllc@gmail.com.



**APPLICANT**  
Keisha Properties LLC  
102 E Vine St, Sheridan, AR 72150  
Jaimin Patel - 5014100252

**LOCATION**  
Davis Apartments  
2001 Hwy 181  
N. Little Rock, Ar 72117

**LEGAL DESCRIPTION**  
THE N¼, N½, S¼, N½, S½ SECTION 29  
TOWNSHIP 2 NORTH, RANGE 11 WEST  
except the west 1069.1 feet thereof and  
except the east 30 feet thereof in the  
City of N. Little Rock, Pulaski County Arkansas

**LEGEND**

  
N

  
1" = 10'

CASE: Special Use #2021-16

REQUEST: To allow a small cell wireless antenna in a Public Institution (PI) zone

LOCATION OF REQUEST: 2400 LAKEVIEW RD

APPLICANT: CMI Acquisitions

OWNER: NORTH LITTLE ROCK SCHOOL DIST

P.C. BACKGROUND: 1<sup>st</sup> time on the agenda.

SITE CHARACTERISTICS: NLR Middle School sits on the property. The antenna is proposed to go on an existing pole near the rear of the property.

ZONING: PI                      LAND USE PLAN: Public

**SURROUNDING USES:**

NORTH: R1 – single family

SOUTH: R4 – multi family

EAST: C3 – commercial

WEST: R1 – single family

**BACKGROUND:**

1. COMPATIBLE WITH PREVIOUS ACTIONS: Typically small cell wireless antennas are located in the right of way.
2. NEIGHBORHOOD POSITION: None at time of printing. The applicant has permission from the school to place the antenna.
3. EFFECT ON PUBLIC SERVICES AND UTILITIES: Minimal. NLR Electric has given the applicant permission for the antenna to be installed on their pole.
4. LEGAL CONSIDERATION/REASONABLENESS: Request is reasonable.
5. WILL IT HAVE A STABILIZING EFFECT ON SURROUNDING PROPERTIES? No change anticipated.
6. IS THE SITE OF ADEQUATE SIZE FOR THE DEVELOPMENT? Yes.
7. WILL THIS SET A PRECEDENT FOR FUTURE REZONING? No. Future small cell wireless antennas will have to ask for a special use.
8. SHOULD A DIFFERENT ZONING CLASSIFICATION BE REQUESTED? No.

SUMMARY: The applicant is requesting a special use for a small cell wireless antenna in a PI zone. The antenna is proposed to be placed on an existing pole. Typically small cell wireless antennas are placed in the right of way. Since this is proposed on school property, a special use is required.

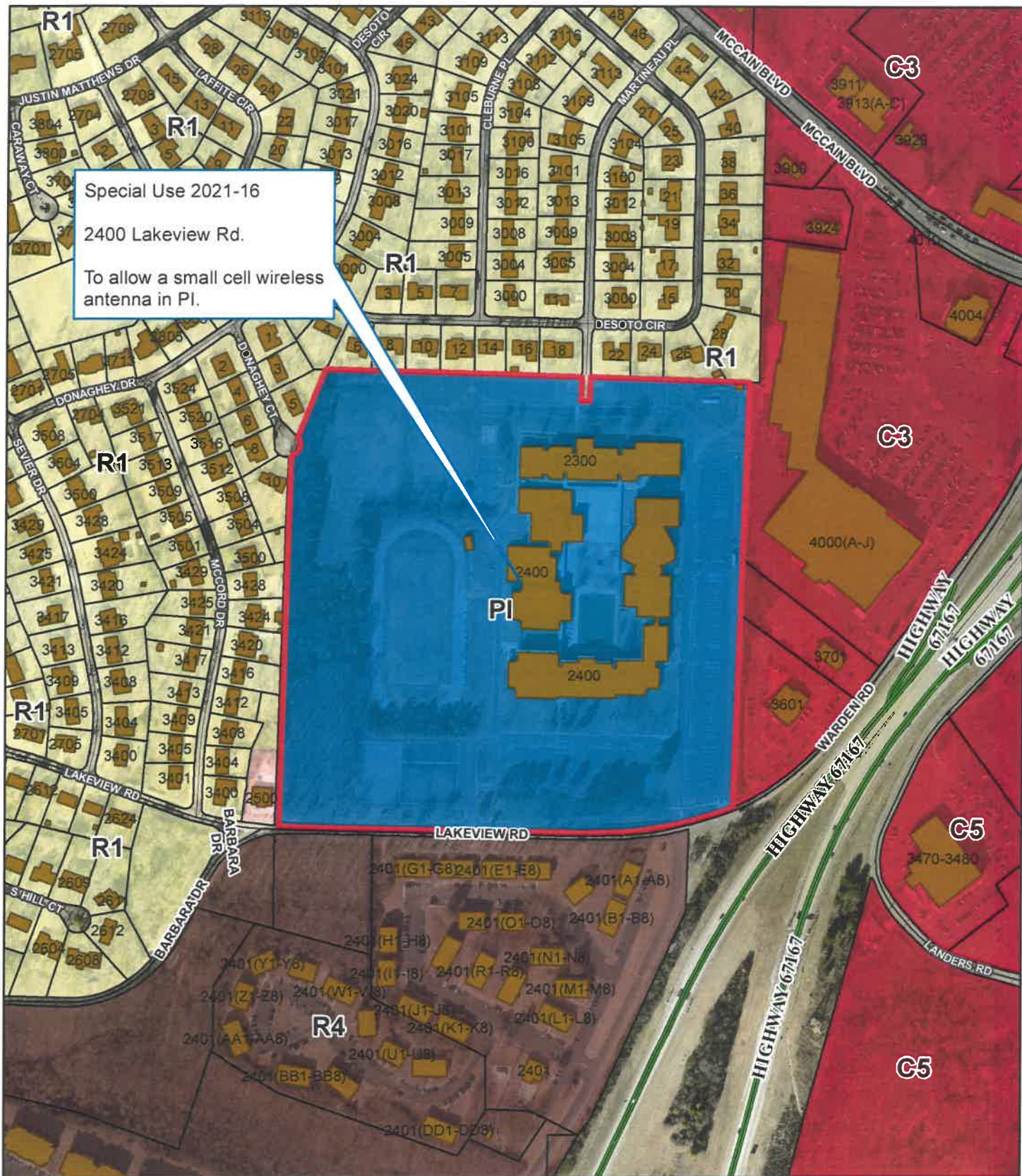
STAFF RECOMMENDATION: Approval.

**CONDITIONS TO BE CONSIDERED:**

1. The antenna shall meet all applicable Federal, State, County and City requirements and codes.
2. Applicant understands that failure to comply with these conditions may result in loss of the Special Use.



# Special Use #2021-16



## Zoning Map

1 inch = 400 feet

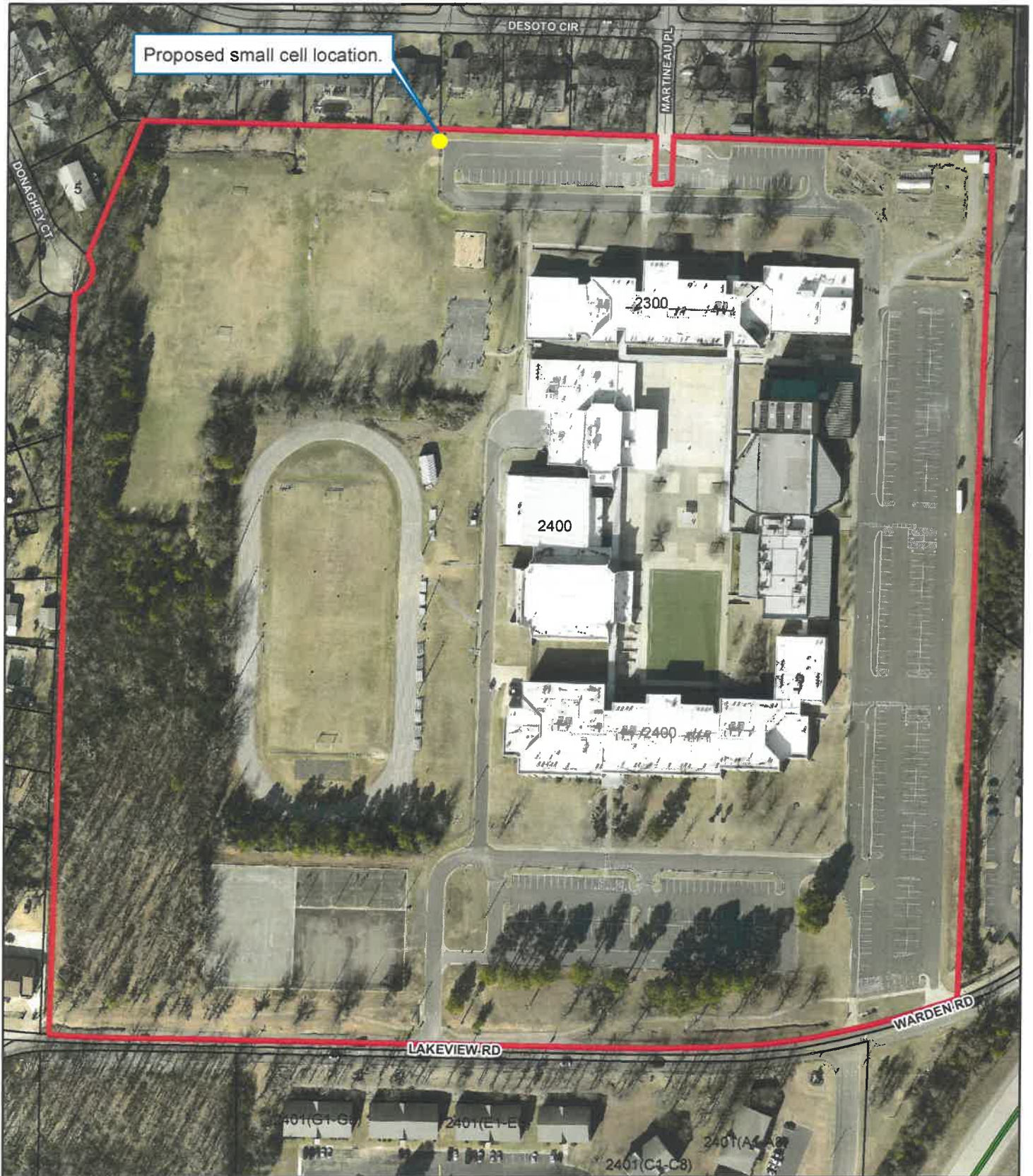


Date: 7/23/2021

**Not an actual survey**



# Special Use #2021-16



Ortho Map

1 inch = 200 feet

0 100 200 400 Feet



Date: 7/23/2021

Not an actual survey

ELECTRIC DEPARTMENT



Gregory Woodward  
Distribution Design Supervisor

1400 W. Maryland Ave., North Little Rock, AR 72120  
P.O. Box 159, North Little Rock, AR 72115-0159

PHONE: (501) 992-4073  
CELL: (501) 680-6134  
GWoodward@nlr.ar.gov

**TO: Richard Bearden**

**FROM: Greg Woodward, North Little Rock Electric**

**DATE: June 2, 2021**

**SUBJECT: Verizon Wireless Small Cell Application #18, McCain Lakewood 016**

**Verizon Wireless Small Cell Application #18, McCain Lakewood 016 has been approved. Verizon may install the wireless communication facilities on NLRED's pole.**

Sincerely,

Greg Woodward, Distribution Design Supervisor  
North Little Rock Electric

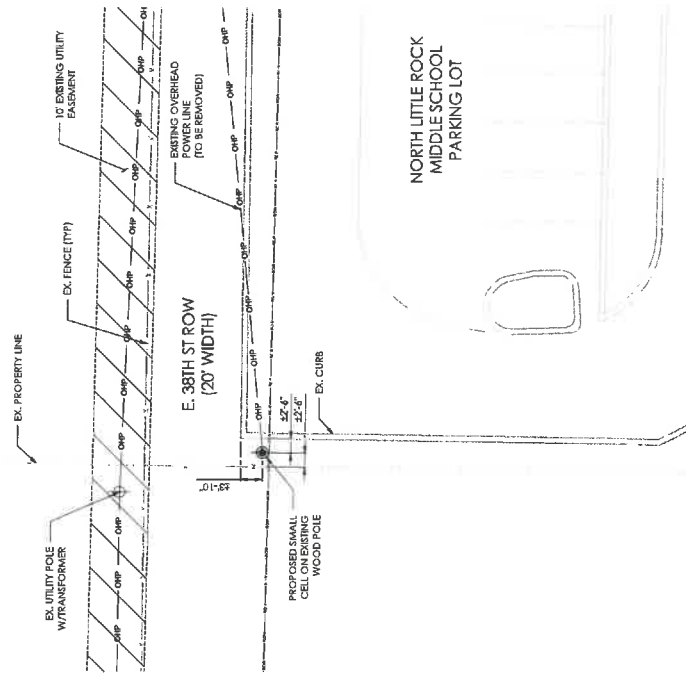


# INSTALLATION NOTES:

- COMMUNICATION EQUIPMENT SHALL BE ARRANGED AND MOUNTED TO PROVIDE OTHER UTILITIES CLEAR CLIMBING SPACE TO THEIR EQUIPMENT ON THE POLE. PER NESC 254D
- ALL INSTALLATIONS SHALL COMPLY WITH THE CURRENT PUBLISHED ISSUES OF THE NATIONAL ELECTRICAL SAFETY CODE (NESC), AND POLE ATTACHMENT STANDARDS.
- CONDUCTORS OR CABLES SHALL BE CONTINUOUS AND WITHOUT SPICES.
- CONDUCTORS OR CABLES SHALL BE COVERED WITH MOLDING FOR THE FULL DISTANCE THEY ARE IN CONTACT WITH THE POLE.
- CONDUCTORS OR CABLES SHALL HAVE A SEPARATION OF AT LEAST 2 INCHES, IN ANY DIRECTION, FROM ALL METAL PARTS AND EQUIPMENT EXCEPT WHERE THEY ENTER SUCH EQUIPMENT.

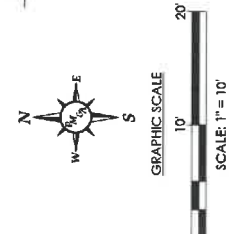
## DESIGN NOTES:

- TBD



MCCAIN LAKEWOOD 016 PLAN VIEW

Scale: 1"=10'-0"



WARNING: USE EXTREME CAUTION. ALL UTILITIES ARE SHOWN. VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

# NOTE INFORMATION:

MCCAIN LAKEWOOD 016:  
LATITUDE/LONGITUDE: 34.789369, -92.332457  
ELEVATION: 330 FT  
CITY: ADAMS, MISSOURI  
CITY: ADAMS, MISSOURI  
ZIP CODE: 62116

## COMPONENT SCHEDULE:

- SAMSON 30' X 6" X 1" WOOD POLE
- FIBER DISTRIBUTION PANEL
- 10" W X 12" H X 4" D
- AC LOAD CENTER/DISCONNECT
- 9" W X 14" H X 5" D

# CAUTION



ANTENNA RADIATION

Antenna Radiation Hazard - 100 W  
Antenna Radiation Hazard - 100 W  
Antenna Radiation Hazard - 100 W

Upper Sign

# CAUTION



RF EMISSION ON POLE

RF EMISSION ON POLE  
RF EMISSION ON POLE  
RF EMISSION ON POLE

Lower Sign

NOTE:  
1. ANTENNAS MUST MEET ETSI STANDARD 300 324 REQUIREMENTS.  
2. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
3. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
4. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
5. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
6. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
7. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
8. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
9. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.  
10. ANTENNAS OR OTHER DEVICES APPROXIMATE INFORMATION FOR DATA.

## ANTENNA PLAN VIEW

Scale: N.T.S.



## RF CAUTION SIGN DETAILS

6801 POWERS DRIVE  
HOUSTON, TX 77054  
713-477-0944

MCCAIN LAKEWOOD 016  
527469

20191916280

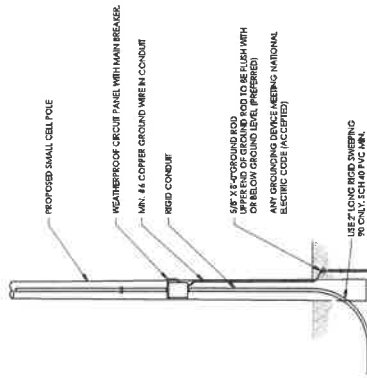
MCCAIN LAKEWOOD 016

SCALE: AS SHOWN

SHEET 3 OF 7

INSTALLATION NOTES:

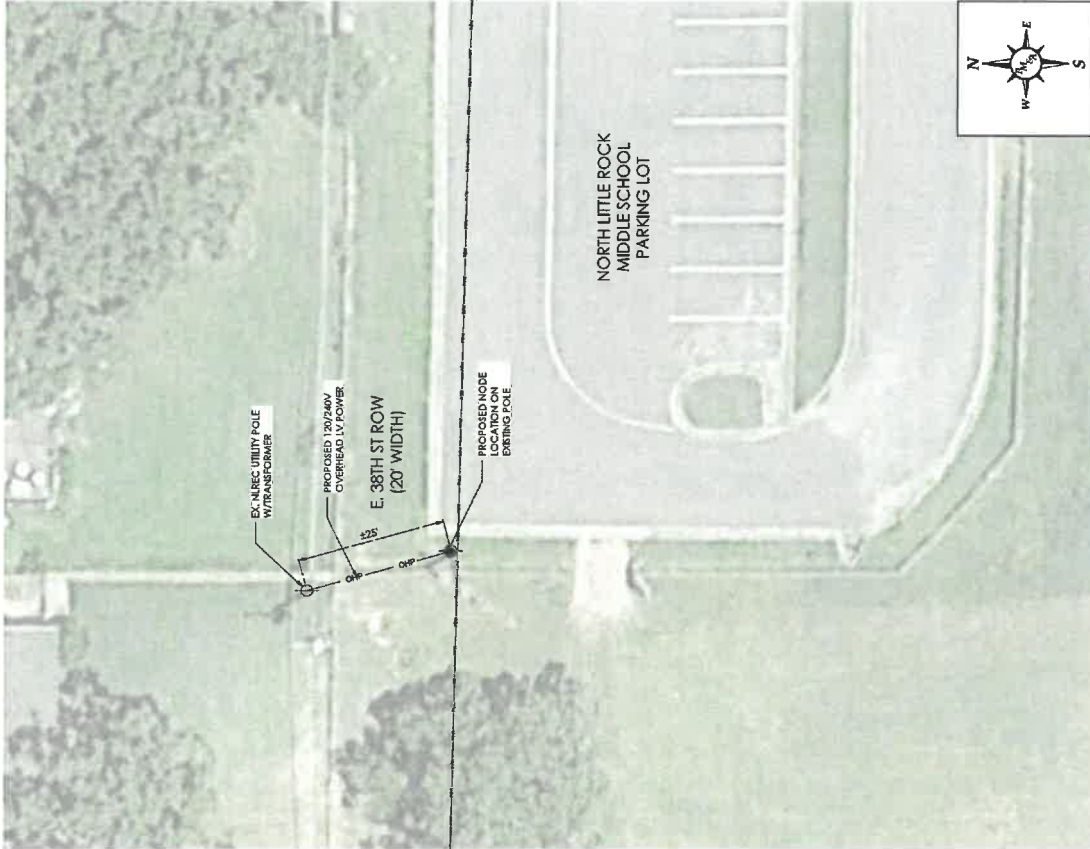
1. FOR UNDERGROUND SERVICE, CONTRACTOR SHALL BORE AND/OR TRENCH AND INSTALL ALL PROPOSED CONDUITS PER NORTH LITTLE ROCK FOR AERIAL SERVICE. IN-REC CONTRACTOR SHALL INSTALL WEATHERHEAD AND WIRES READY FOR IN-REC TO MAKE FINAL CONNECTION.
2. UNDERGROUND UTILITY INFORMATION IS BASED ON A COMBINATION OF FIELD PREFORMED SURVEY AND PUBLIC RECORDS FURNISHED BY THE CITY VIA A PUBLIC GIS DATABASE (WWW.PAGS.ORG). INFORMATION ON PRIVATE INFRASTRUCTURE IS UNAVAILABLE AND THEREFORE INFORMATION IS SUBJECT TO ACTUAL FIELD VERIFICATION BY ANY PARTY USING THIS INFORMATION. THE INFORMATION PROVIDED DOES NOT ELIMINATE THE NEED FOR UTILITY LOCATION SERVICES. A UTILITY LOCATION MUST BE PERFORMED PRIOR TO ANY SITE WORK.
3. IDENTIFY CONDUIT CROSSING AT THE CURBS WITH CONDUIT MARKERS.



- NOTES:
1. ALL NON-CURRENT CARRYING METALLIC PARTS TO BE EFFECTIVELY GROUND.
  2. ALL WEATHERHEADS TO BE INSTALLED WITH 1/2\"/>
  3. ALL WIRING TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE OR CITY OF NORTH LITTLE ROCK.
  4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF NATIONAL ELECTRICAL CODE OR CITY OF NORTH LITTLE ROCK.
  5. ALL ELECTRICAL CODES OF CITY OF NORTH LITTLE ROCK SHALL BE USED.

TYPICAL UNDERGROUND PRIMARY SECONDARY CONDUCTOR AND CONDUIT SIZES		Blow Counts	
Conductor Size	Number of Cables	Recommended Pulling Length	Maximum Pulling Length
#10 AL-15 (V)	1	2"	100'
#10 AL-15 (V)	2	2"	100'
#10 AL-15 (V)	3	4"	100'
#10 AL-15 (V)	4	4"	100'
#10 AL-15 (V)	5	4"	100'
#10 AL-15 (V)	6	4"	100'
#10 AL-15 (V)	7	4"	100'
#10 AL-15 (V)	8	4"	100'
#10 AL-15 (V)	9	4"	100'
#10 AL-15 (V)	10	4"	100'
#10 AL-15 (V)	11	4"	100'
#10 AL-15 (V)	12	4"	100'
#10 AL-15 (V)	13	4"	100'
#10 AL-15 (V)	14	4"	100'
#10 AL-15 (V)	15	4"	100'
#10 AL-15 (V)	16	4"	100'
#10 AL-15 (V)	17	4"	100'
#10 AL-15 (V)	18	4"	100'
#10 AL-15 (V)	19	4"	100'
#10 AL-15 (V)	20	4"	100'
#10 AL-15 (V)	21	4"	100'
#10 AL-15 (V)	22	4"	100'
#10 AL-15 (V)	23	4"	100'
#10 AL-15 (V)	24	4"	100'
#10 AL-15 (V)	25	4"	100'
#10 AL-15 (V)	26	4"	100'
#10 AL-15 (V)	27	4"	100'
#10 AL-15 (V)	28	4"	100'
#10 AL-15 (V)	29	4"	100'
#10 AL-15 (V)	30	4"	100'
#10 AL-15 (V)	31	4"	100'
#10 AL-15 (V)	32	4"	100'
#10 AL-15 (V)	33	4"	100'
#10 AL-15 (V)	34	4"	100'
#10 AL-15 (V)	35	4"	100'
#10 AL-15 (V)	36	4"	100'
#10 AL-15 (V)	37	4"	100'
#10 AL-15 (V)	38	4"	100'
#10 AL-15 (V)	39	4"	100'
#10 AL-15 (V)	40	4"	100'
#10 AL-15 (V)	41	4"	100'
#10 AL-15 (V)	42	4"	100'
#10 AL-15 (V)	43	4"	100'
#10 AL-15 (V)	44	4"	100'
#10 AL-15 (V)	45	4"	100'
#10 AL-15 (V)	46	4"	100'
#10 AL-15 (V)	47	4"	100'
#10 AL-15 (V)	48	4"	100'
#10 AL-15 (V)	49	4"	100'
#10 AL-15 (V)	50	4"	100'

STANDARD FOR CONDUIT USED ON THE DEPARTMENT SYSTEMS. THE DEPARTMENT DURING THE DESIGN PROCESS TO DETERMINE THAT THE PROPOSED CONDUIT SYSTEM MEETS THE DEPARTMENT REQUIREMENTS.



MCCAIN LAKEWOOD 016 NODE ELECTRICAL ROUTING PLAN  
Scale: 1"=10'-0"

**NODE INFORMATION:**  
MCCAIN LAKEWOOD 016:  
LATITUDE/LONGITUDE: 34.789348°, -92.229452°  
ELEVATION: 350 FEET ABOVE RD  
CITY: NORTH LITTLE ROCK  
ZIP CODE: 72116

**POWER CONTACT INFORMATION:**  
COMPANY: NORTH LITTLE ROCK ELECTRIC  
REF: GREG WOODWARD  
PH: (501) 992-4073  
EMAIL: GWOODWARD@NLR.EDU  
ACCOUNT NUMBER: 11111

**THE ELECTRIC AND FIBER ROUTES SHOWN ARE APPROXIMATE. ACTUAL ROUTES WILL BE DETERMINED BY THE FIELD BY THE LOCAL UTILITY COMPANY OR REPRESENTATIVE CONTRACTOR.**

CALL NEARBY ONE CALL  
811 OR 800-4ADRYA  
FOR UTILITY LOCATIONS  
BEFORE YOU DIG!



NO.	DESCRIPTION	DATE
1	DESIGN	11/11/2019
2	FINAL REVIEW	11/11/2019

**PM&A**  
P. MARSHALL  
& ASSOCIATES  
4001 PORTWEST DRIVE  
SUITE 100  
HOUSTON, TX 77054  
713-437-0944

**MCCAIN LAKEWOOD 016**  
527469

**MCCAIN LAKEWOOD 016**  
20191916290

**MCCAIN LAKEWOOD 016**  
DRAWING SCALE  
SCALE: AS SHOWN

**SHEET 4 OF 7**  
CONTRACT